

VILLAGE OF BARRINGTON HILLS  
PLAN COMMISSION  
December 5, 2005

The regular meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Bosworth at 7:30 p.m.

Commission Members Present:      Kenneth Bosworth, Chairman  
Peter Grande  
Patrick Hennelly  
Joseph Messer  
James O'Donnell  
Thomas Roeser  
David M. Stieper

Absent:                      Lou Anne Majewski  
Michael Schmechtig

The Attendance Sheet is attached and made part of these Minutes.

**PREVIOUS MINUTES:** Commissioner Hennelly made the motion, seconded by Commissioner Grande, to approve the November 14<sup>th</sup> Minutes. Motion carried.

**ABBEY WOODS (Harris Builders) – PREAPPLICATION CONFERENCE:** Robert Kosin advised that the Zoning Board of Appeals has considered a zoning change from R-1 (five acres) to R-4 (one acre) for 22+ acres located at the northeast corner of Palatine and Barrington Roads. The ZBA has concluded its review with a recommendation pending approval for the change by the Board of Trustees. Concurrently, the property owner has begun the process for subdivision beginning with this pre-application conference with the Plan Commission.

Nancy Harbottle, attorney for the applicant, introduced Evan Harris, President of both Harris Properties and Harris Builders. She identified the property at the northeast corner of Barrington and Palatine Roads, whose subdivision into one and two acres lots has received approval of the ZBA and is awaiting consideration by the Board of Trustees.

Mr. Evan reviewed his building experience over the past 36 years, and then distributed copies of the proposed site plan. He identified the parcel on an aerial map, which is west of the Village of Inverness and east of the Forest Preserve. This parcel along with others in the area had been annexed into Barrington Hills in the early 1970's to prevent encroachment of other municipalities, but subsequently deannexed in the late 1990's with annexation into Inverness and South Barrington. The site was described by Mr. Harris as

being heavily wooded, with a small amount of delineated wetlands. Proposed lot sizes ranged from 45,000 to 90,000 square feet (1 to 2+ acres).

Mr. Harris said his primary goal when subdividing this property was to save as many trees as possible in order to assure the quality of the development. Initially plans were to subdivide into 16 lots, but after review of the parcel with their engineering firm it was considered more feasible to reduce it to 14 lots.

Drainage would first occur into three retention ponds located to the north, center and south along the eastern boundary, ultimately draining into the Palatine Marsh after being detained and filtered on site first.

Mr. Harris also advised that a preliminary agreement has been reached between the Villages of Inverness, Barrington and Barrington Hills to consider the possibility of using Barrington's municipal sewer and water facilities to serve this subdivision. The cost for this service would help Barrington pay for the system, including construction of a new water tank. It was Mr. Harris' belief that this connection, though much more costly, would alleviate the need to remove a number of trees for septic and well construction and would also be a more attractive marketing feature to potential buyers.

It is being proposed to have private street 24 foot wide with curb and gutter that will be located in areas where there are a minimum number of trees. When removal is necessary, those trees will be taken out with tree spades and relocated elsewhere on the property. Access was planned off of Barrington Road in compliance with IDOT requirements and would include a deceleration lane.

Mr. Harris said that they plan to put up some spec homes, and that the average home built on all the lots would range from 4,000 to 6,000 square feet at a cost of \$1.6 to \$2 million. Plans are to construct a model home on one of the lots, with the sales office located in its garage.

When questioned about the original annexation agreement, Mr. Harris said that it did not make reference to any specified lot sizes.

Village Engineer Todd Gordon said he had just received some preliminary engineering and would be conducting a detailed review.

No further action was taken on this matter.

**OTHER BUSINESS:** Robert Kosin distributed copies of a page from the Subdivision Ordinance (6-1-3: Composition of Plan), advising that the following sections needed to be amended regarding (A) Comprehensive Plan, (B) BACOG Comprehensive Plan, and (C) Barrington Hills Road Network Map. He advised that the ordinance could only be amended at a public hearing, which required a motion by the Commission.

**Motion:** Commissioner Stieper made the motion, seconded by Commissioner Roeser, to request the Village Board to authorize the Commission to hold a public hearing on revisions to the Subdivision Ordinance. Motion carried unanimously by voice vote.

Chairman Bosworth asked that approval also be sought from the Board of Trustees for review of the entire Subdivision and Zoning Ordinances as they may require revisions as a result of the newly amended Comprehensive Plan. Trustee Knoop will be asked to approach the Board with this request.

Mr. Kosin advised that at the January 9<sup>th</sup> meeting they would be given a copy of the proposed calendar of meetings dates for 2006. He also advised that the Communications Committee planned an open house at the Village Hall on December 14<sup>th</sup> from 7:00 pm to 9:00 pm and asked as many Commissioners as possible to attend.

**TRUSTEE'S REPORT:** There was no report.

There being no further business, the meeting was adjourned at 8:05 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski  
Recording Secretary